COMM NW COR OF SEC, RUN E 1383.9
MORRELL RD, RUN S ALONG R/W 632.
RUN E 1379.83 FT, S 316.10 FT, W

ALFORD LINDA D/ALFORD GERALD M
703 NW MORRELL DR
WHITE SPRINGS, FL 32096

2027

14-2S-16-01608-009

BUILDING CHARACTERISTICS

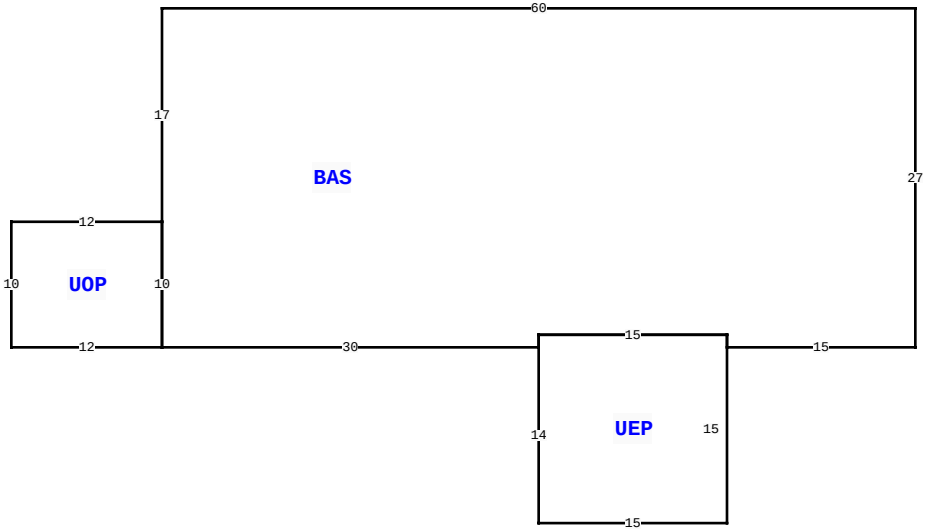
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	14216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,605	100		1,605	40,183
UEP	225	70		158	3,956
UOP	120	25		30	751
TOTALS	1,950			1,793	44,890

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,793	104.3100	62.59	112,224	1993	1993	0	0	0	60.00	40.00

1 MOBILE HME 0% - 1995 Heated Area: 1605 HX Base Yr 1995



703 NW MORRELL DR, WHITE SPRINGS

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0294	SHED WOOD/	0	100	16	36	576.00	UT	7.50	7.50	50	1993	1993	3	50	2,160	
2	0252	LEAN-TO W/	0	100	10	20	200.00	UT	2.00	2.00	40	1993	1993	3	40	160	
3	0252	LEAN-TO W/	0	100	16	16	256.00	UT	2.00	2.00	40	1993	1993	3	40	205	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2010	2010	3	100	1,200	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
7	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
8	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
9	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,500	
10	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 — 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		170,927
TOTAL MARKET OB/XF VALUE		20,925
TOTAL LAND VALUE - MARKET		80,080
TOTAL MARKET VALUE		202,375
SOH/AGL Deduction		53,551
ASSESSED VALUE		148,824
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		92,413
TOTAL JUST VALUE		271,932
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		273,509

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28823	M H	421	08/30/2010
468	ADDN SFR	50	01/07/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1495/921	5/08/2023	QC	U	I	11	100
GRANTOR: ALFORD LINDA D						
GRANTEE: ALFORD LINDA D						
1468/1408	6/08/2022	QC	U	I	11	100
GRANTOR: ALFORD LINDA D						
GRANTEE: ALFORD LINDA D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S17 UOP= W12 S10 E12 N10$ S10 E30 UEP= S14 E15 N15 W15 S1$ N1 E15 S1 E15 N27$.

LAND DESCRIPTION

TOTAL OB/XF 20,925

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0102	C	SFR/MH	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	8,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	9.01	AC		1.00	1.00	1.00	280.00	280.00	2,523							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.01	AC		1.00	1.00	1.00	8,000.00	8,000.00	72,080							

REVIEW DATE 04/20/2023 BY kellen Total Acres: 10.01 Total Land Value: 10,523 Market: 72,080 Agricultural: 2,523 Common: 8,000 PRINTED 11/17/2026 BY SYS

COMM NW COR OF SEC, RUN E 1383.9
MORRELL RD, RUN S ALONG R/W 632.
RUN E 1379.83 FT, S 316.10 FT, W

ALFORD LINDA D/ALFORD GERALD M
703 NW MORRELL DR
WHITE SPRINGS, FL 32096

2027

14-2S-16-01608-009

BUILDING CHARACTERISTICS

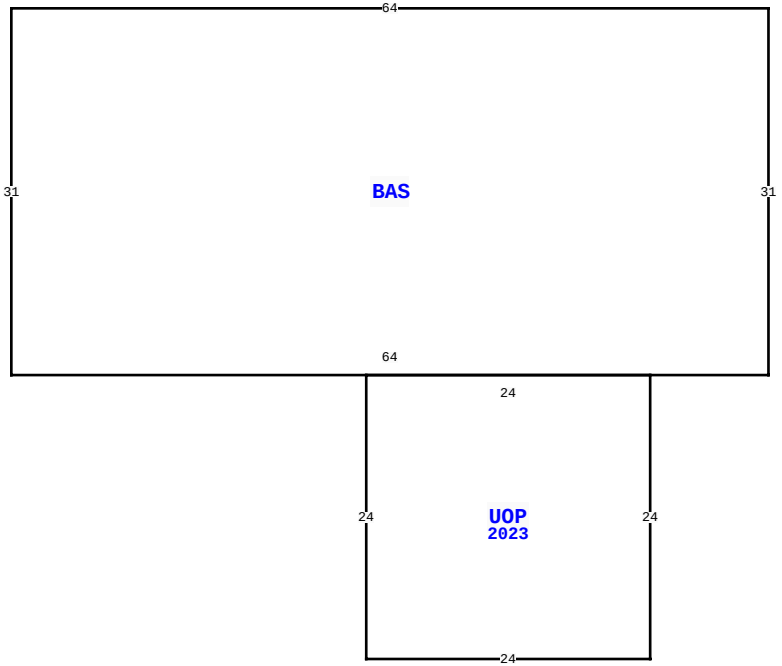
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	14216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,984	100		1,984	117,508
UOP	576	25	2023	144	8,529
TOTALS	2,560			2,128	126,037

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	2,128	113.9000	91.12	193,903	2011	2010	0	0	0	35.00	65.00

2 MANUF 1 100% - 1995 Heated Area: 1984 HX Base Yr 1995



703 NW MORRELL DR, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		170,927
TOTAL MARKET OB/XF VALUE		20,925
TOTAL LAND VALUE - MARKET		80,080
TOTAL MARKET VALUE		202,375
SOH/AGL Deduction		53,551
ASSESSED VALUE		148,824
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		92,413
TOTAL JUST VALUE		271,932
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		273,509

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1495/921	5/08/2023	QC	U	I	11	100
GRANTOR: ALFORD LINDA D						
GRANTEE: ALFORD LINDA D						
1468/1408	6/08/2022	QC	U	I	11	100
GRANTOR: ALFORD LINDA D						
GRANTEE: ALFORD LINDA D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W64 S31 E64 N31 $
UOP=[YR=2023;ORIG=-34,31] E24 S24 W24 N24 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/20/2023 BY kellen Total Acres: 10.01 Total Land Value: 10,523 Market: 72,080 Agricultural: 2,523 Common: 8,000 PRINTED 11/17/2026 BY SYS